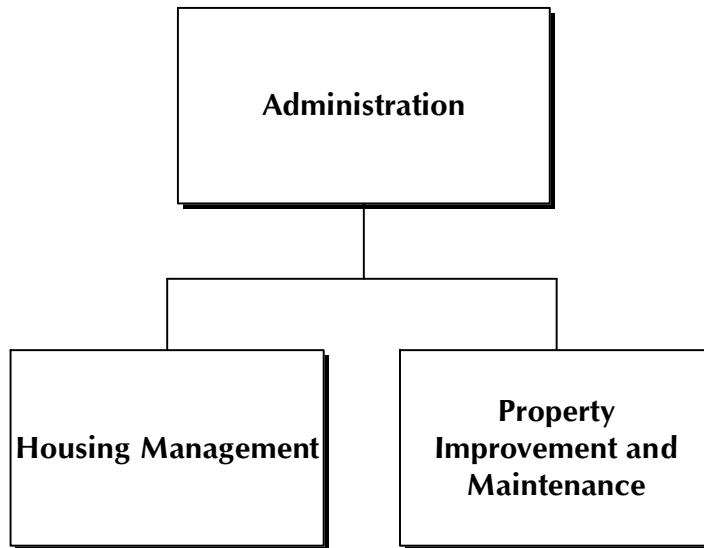


Fund 141

Elderly Housing Programs



Mission

To manage affordable rental housing acquired by the FCRHA for the benefit of the elderly, and to maintain and preserve the units for long-term rental availability.

Focus

Fund 141, Elderly Housing Programs, accounts for personnel, operating, and equipment costs related to the County's support of the operation of the three locally funded elderly housing developments owned or leased by the Fairfax County Redevelopment and Housing Authority (FCRHA). The three elderly housing developments funded in Fund 141, Elderly Housing Programs, are: Lewinsville Senior Residences in McLean, Little River Glen in the Braddock District, and Lincolnia Center in the Mason District. Funding for three facilities, Gum Springs located in the Mt. Vernon District, Morris Glen in the Lee District and Herndon Harbor House in the Hunter Mill District, are not presented in Fund 141, Elderly Housing Programs. Although they are owned by a limited partnership of which the FCRHA is the managing general partner, the facilities are operated by a private firm. Housing and Community Development staff administers the contract between the FCRHA and the private firm hired to manage the facilities. Together, in FY 2005, these six facilities will provide for 408 congregate housing units, three Adult Day Health Care Centers, and a 52-bed Adult Care Residence. This includes 60 additional residential units and an adult day care center that opened at Herndon Harbor in the Spring of 2001. These developments address the needs of the more independent elderly and those who require a greater level of care but do not require assisted living services.

The County's General Fund transfer supports approximately \$1.39 million, or approximately 41 percent, of this Funds' expenditures, an increase of \$172,411, or 14.2 percent from the *FY 2004 Revised Budget Plan*. The operating budget increases \$171,328, or 14.1 percent for a new contract for assisted living at the Lincolnia Center and personnel services increase \$1,083 for pay for performance adjustments. The Gum Springs, Morris Glen, and Herndon Harbor facilities are self-supporting and do not require County General Fund support in Fund 141.

Other costs related to the County's housing program at these sites, including the operating costs of senior centers, adult day care centers, and a Congregate Food Program, are reflected in the agency budgets for the Department of Community and Recreation Services, the Health Department, the Aging Grants and Programs Fund, and the County Debt Service Fund.

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In FY 2005, the operation of the Elderly Housing Program will be supported by an estimated revenue increase over FY 2004 of \$33,673, or 1.9 percent due primarily to increased rental income and a state auxiliary grant for indigent care in the Adult Care Residence component at the Lincolnia Center.

FY 2005 marks the continuation of five-year repair and replacement plans at the Lincolnia, Little River Glen, and Lewinsville facilities. This includes the repair of major appliances, updates/upgrades to apartment units, and major repairs forecasted as necessary to parking lots, roofs, and mechanical equipment.

The elderly projects are briefly described below:

- ◆ Lewinsville Senior Residences is a housing facility in McLean (Dranesville District) comprising 22 efficiency units and a congregate living area serving the residential needs of low-to-moderate income elderly. The Department of Housing and Community Development (DHCD) manages the residential facility, reviews applications to determine eligibility requirements, and provides maintenance services. A Congregate Food program is funded through the Area Agency on Aging. The FCRHA leases a portion of this facility for the elderly housing program from the County. In addition, the facility also houses a senior recreation program serving an average of 55 senior citizens, which is run by the County's Department of Community and Recreation Services, and an Adult Day Health Care program run by the County Health Department serving an average of 35 senior citizens. FY 2005 funding provided in Fund 141 for the operation of the elderly housing component of this facility is \$177,645.
- ◆ Little River Glen, a 120-unit facility which opened in the fall of 1990, is spread over five buildings on an eight-acre site in the Braddock District and serves the residential needs of low-to-moderate income elderly. Four different models of one-bedroom units are available. The space is designed for senior citizens who are capable of living independently but desire to participate in social and recreational opportunities provided on-site. There is a Senior Center with lounges, recreation/activity rooms, and a commercial kitchen. The Department of Community and Recreation Services runs the Senior Center, and the Area Agency on Aging funds the Congregate Food program. FY 2005 funding provided in Fund 141 for the operation of this facility is \$1,402,017.
- ◆ Lincolnia Center is a multi-purpose facility which opened in January 1990 in the Mason District in response to the residential needs of low-income and indigent elderly. It consists of two separate residential areas: a Congregate Residence of 26 units which provides independent living for senior citizens with limited means and a 52-bed Adult Care Residence for elderly residents who require assistance with the activities of daily living. Funding for a management contract in the amount of \$895,181 for the Lincolnia Adult Care Residence will cover the costs of health care professionals who provide services 24 hours a day for that component of the Lincolnia facility. The Lincolnia Center also houses a Senior Center with recreation/activity rooms, a commercial kitchen, lounges, and an Adult Day Health Care Center. The Department of Community and Recreation Services administers the Senior Center, and the Health Department staffs and operates the Adult Day Health Care Center. A Congregate Food program is administered by DHCD and funded by the Area Agency on Aging for all program participants and residents. FY 2005 funding provided in Fund 141 for the operation of this facility is \$1,790,768.
- ◆ Morris Glen is a 60-unit garden apartment community located in the Lee District in the Manchester Lakes Community. The facility was completed in December 1995 for moderate-income seniors capable of independent living. Morris Glen consists of two two-story buildings and a small community building. Four different models of one-bedroom units are available as well as a large amount of common area in each residential building. This facility is managed and maintained by a private contractor, with DHCD staff serving as contract administrator, and expenditures are completely supported by rental income.

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- ◆ Herndon Harbor House is an adult care community developed in three phases. Herndon Harbor House I is a 60-unit community located in the Town of Herndon that opened in October 1998 that includes two 30-unit residential buildings. The facility is managed and maintained by a private contractor with DHCD staff serving as contract administrator. Expenditures are supported by rental income. Herndon Harbor Phase II includes an additional 60 units of congregate housing, for a total of 120 units, and an Adult Day Health Care Center, both of which were operational during FY 2001. Phase III is a Senior Center currently in the final planning stage with construction scheduled for completion in Winter 2004.
- ◆ Gum Springs Glen is a 60-unit garden retirement community for independent seniors which opened in May 2003, in the Mount Vernon District. Gum Springs Glen consists of two two-story buildings with 30 apartments plus common space in each building. There are 56 one-bedroom apartments of approximately 425 square feet and 4 two-bedroom apartments with approximately 550 square feet. This facility is managed and maintained by a private contractor, with DHCD staff serving as contract administrator, and expenditures are completely supported by rental income. In addition to the residential units, the lower level of Gum Springs Glen provides space for a Head Start program and training center which is operated by the Department of Family Services, Office for Children.

Certain expenses reflected in this fund are not directly related to housing operations. The FCRHA, as landlord of these facilities, has inter-agency agreements, which provide for budgeting by DHCD for common area expenses for utilities, telecommunications, maintenance, custodial services, and contracts. The facilities provide space for general community use as well as for services provided by other County agencies.

Budget and Staff Resources

Agency Summary					
Category	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	15/ 15	15/ 15	15/ 15	15/ 15	15/ 15
Expenditures:					
Personnel Services	\$900,777	\$945,095	\$945,095	\$980,348	\$980,348
Operating Expenses	2,226,324	2,218,754	2,406,136	2,390,082	2,390,082
Capital Equipment	0	0	0	0	0
Total Expenditures	\$3,127,101	\$3,163,849	\$3,351,231	\$3,370,430	\$3,370,430

Position Summary					
<u>HOUSING MANAGEMENT</u>	1	Senior Mechanical Systems Supervisor	1	General Building Maintenance Worker I	
1 Housing Services Specialist V	1	Asst. Supv. Facilities Support			
1 Housing Services Specialist IV	1	Electrician II	1	Administrative Assistant V	
2 Housing Services Specialists II	4	Facility Attendants II	1	Maintenance Trade Helper II	
1 Housing Services Specialist I					
TOTAL POSITIONS					
15 Positions / 15.0 Staff Years					

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FY 2005 Funding Adjustments

The following funding adjustments from the FY 2004 Revised Budget Plan are necessary to support the FY 2005 program:

- ◆ **Employee Compensation** **\$35,253**
An increase of \$35,253 in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ **Consultant and Service Contracts** **(\$16,054)**
A net decrease of \$16,054 including an increase of \$38,324 for the assisted living services contract for the Lincolnia Center program, offset by a decrease of \$54,378 for one-time professional consultant contracts and contractual payments carried over from FY 2003.

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2005 Advertised Budget Plan, as approved by the Board of Supervisors on April 26, 2004:

- ◆ The Board of Supervisors made no adjustments to this fund.

Changes to FY 2004 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2004 Revised Budget Plan since passage of the FY 2004 Adopted Budget Plan. Included are all adjustments made as part of the FY 2003 Carryover Review and all other approved changes through December 31, 2003:

- ◆ **Carryover Adjustments** **\$54,378**
As part of the FY 2003 Carryover Review, \$54,378 was added including encumbered carryover of \$29,378 primarily for professional consultant and contractual payments and unencumbered carryover of \$25,000 for the treatment of the infestation of carpenter bees and to paint the exterior wood structure at Little River Glen's five buildings.

The following funding adjustments reflect all approved changes to the FY 2004 Revised Budget Plan from January 1, 2004 through April 19, 2004. Included are all adjustments made as part of the FY 2004 Third Quarter Review:

- ◆ **Third Quarter Adjustments** **\$133,004**
As part of the FY 2004 Third Quarter Review, the Board of Supervisors approved an increase of \$133,004 due to higher than anticipated management and food services costs for the Lincolnia facility assisted living program primarily due to increases in the cost of food, liability insurance, compliance with Occupational Safety and Health Act (OSHA) requirements and required medical supervision.

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FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 141, Elderly Housing Programs

	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
Beginning Balance	\$520,296	\$206,408	\$422,851	\$316,372	\$81,335
Revenue:					
Rental Income ¹	\$1,548,907	\$1,546,736	\$1,546,736	\$1,576,773	\$1,576,773
Miscellaneous Revenue	12,655	15,076	15,076	12,540	12,540
HOME Rental Assistance	230,620	232,470	232,470	238,642	238,642
Total Revenue	\$1,792,182	\$1,794,282	\$1,794,282	\$1,827,955	\$1,827,955
Transfer In:					
General Fund (001)	\$1,237,474	\$1,215,433	\$1,215,433	\$1,387,844	\$1,387,844
Total Transfer In	\$1,237,474	\$1,215,433	\$1,215,433	\$1,387,844	\$1,387,844
Total Available	\$3,549,952	\$3,216,123	\$3,432,566	\$3,532,171	\$3,297,134
Expenditures:					
Personnel Services ¹	\$900,777	\$945,095	\$945,095	\$980,348	\$980,348
Operating Expenses ¹	2,226,324	2,218,754	2,406,136	2,390,082	2,390,082
Capital Equipment	0	0	0	0	0
Total Expenditures	\$3,127,101	\$3,163,849	\$3,351,231	\$3,370,430	\$3,370,430
Total Disbursements	\$3,127,101	\$3,163,849	\$3,351,231	\$3,370,430	\$3,370,430
Ending Balance ²	\$422,851	\$52,274	\$81,335	\$161,741	(\$73,296)
Replacement Reserve	\$140,401	\$52,274	\$81,335	\$161,741	\$0
Unreserved Ending Balance	\$282,450	\$0	\$0	\$0	(\$73,296)

¹ In order to account for revenues and expenditures in the proper fiscal year, audit adjustments in the amount of \$10,090 have been reflected as a decrease to FY 2003 revenues and audit adjustments in the amount \$91,943 have been reflected as an increase to FY 2003 expenditures. These adjustments have been included in the FY 2003 Comprehensive Annual Financial Report (CAFR). Details of the FY 2003 audit adjustments have been included in the FY 2004 Third Quarter Package.

² The FY 2004 Ending Balance decreases by more than 10 percent due to the increase in expenditures primarily for FY 2003 audit adjustments, an FY 2004 increase in Personnel Services Pay for Performance and carry over of professional consultant and contractual payments for the treatment of the infestation of carpenter bees and for painting the exterior wood structure at Little River Glen, as well as a decrease in the General Fund Transfer. The FY 2004 actuals are anticipated to provide savings in Operating Expenses, resulting in an increased positive FY 2004 Ending Balance and consequently a positive FY 2005 Ending Balance. The FY 2005 Adopted Budget Plan negative Ending Balance is primarily due to the FY 2003 audit adjustments, an FY 2005 increase in Personnel Services Pay for Performance and professional consultant contracts.